



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:36 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

COMMISSIONERS PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., ADRIENNE LOW – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, MARY ESWAY – CITY CLERK'S OFFICE, DOREEN ARAUJO – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN TRUESDELL called the Briefing to order at 5:36 P.M.

DAVID CLAPSADDLE, Planning and Development, summarized the following applications:

<u>Item</u>	<u>Number</u>	<u>Applicant</u>	<u>Request</u>	<u>Action</u>	<u>Reason</u>
1	TMP-1588	Romneer	Map	3/13/2003	Work with Staff
5	TMP-1712	Stanpark	Map	3/13/2003	Northwest Charette
22	ZON-1699	Perma-Bilt	Rezoning	3/13/2003	Northwest Charette
23	SDR-1702	Perma-Bilt	Site Plan Review	3/13/2003	Northwest Charette
24	SDR-1705	Perma-Bilt	Site Plan Review	3/13/2003	Northwest Charette
26	SDR-1732	Stanpark	Site Plan Review	3/27/2003	Northwest Charette
31	ZON-1726	Stanpark	Rezoning	3/13/2003	Northwest Charette
32	SDR-1729	Stanpark	Site Plan Review	3/13/2003	Northwest Charette
43	TA-0022-02	City	Text Change	Tabled	

He further explained that the reason Items 5, and 22 through 24, 26, 31 and 32 are being requested for abeyance is that there is a Northwest Charette being held next Monday where the major highways in the northwest will be discussed, such as alignments. What will come out of the Charette will be what the future roadways will look like. The above projects may or may not be impacted. Staff has a letter from the applicants requesting the abeyances.

City of Las Vegas

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003 Planning and Development Department BRIEFING

CONDITION CHANGES:

MR. CLAPSADDLE stated that staff is requesting Conditions 7 and 8 under Item 2 [TMP-1179] be amended, Condition 7 under Item 4 [TMP-1710] be deleted, Condition 7 under Item 13 [ZON-1270] be amended, additional condition to Item 14 [SDR-1272], Condition 3 under Item 20 [ZON-1697] be amended, Condition 7 under Item 21 [MOD-1730] be amended, Condition 3 under Item 29 [ZON-1714] be amended, and Condition 11 under Item 39 [SDR-1728] be amended. Either the Planning and Development or Public Works staff will provide the actual language on the above-mentioned items.

MR. CLAPSADDLE introduced Adrienne Low, Planning and Development, who would be presenting some of the staff reports at the meeting.

DAVID GUERRA, Public Works, said he did not have any additional information to add at this Briefing.

BRIEFING ADJOURNED AT 5:38 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND 5:00 AM ON THE FOLLOWING TUESDAY

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

COMMISSIONERS PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN STEPHEN QUINN, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND TODD NIGRO

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., EDDIE DICHTER – PLANNING & DEVELOPMENT DEPT., ANDREW REED – PLANNING & DEVELOPMENT DEPT., ADRIENNE LOW – PLANNING & DEVELOPMENT DEPT., CHRIS MacDONALD – PLANNING & DEVELOPMENT DEPT., WENDY BAYANG – PLANNING & DEVELOPMENT, DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY’S OFFICE, MARY ESWAY – CITY CLERK’S OFFICE, DOREEN ARAUJO – CITY CLERK’S OFFICE, LINDA OWENS – CITY CLERK’S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

SUBJECT:

Approval of the minutes of the January 16, 2003 Special Planning Commission Meeting
Approval of the minutes of the January 23, 2003 Planning Commission Meeting

MOTION:

**GALATI – APPROVED January 16, 2003 Special Planning Commission meeting minutes
– UNANIMOUS with McSWAIN abstaining as she did not attend that meeting**

DEPUTY CITY ATTORNEY BRYAN SCOTT noted that the January 16, 2003 meeting had been cancelled so there were no minutes, but the items on that agenda indicated the meeting had been cancelled due to the lack of a quorum.

QUINN – APPROVED January 23, 2003 Planning Commission meeting minutes - UNANIMOUS

MINUTES:

There was no discussion.

(6:02)

1-50



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

CHAIRMAN TRUESELLE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-1588 - ROME & TIOGA - ROMNEER, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southeast corner of Tioga Way and Rome Boulevard. (APN: 125-22-402-003, 004, 005, and 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 3/13/2003 Planning Commission meeting - UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 3/13/2003 Planning Commission meeting. The applicant is continuing to work with Public Works on one of the conditions of approval.

(6:04 – 6:06)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1179 - COKE AND CONOUGH - MATRIX CONSTRUCTION - Request for a Tentative Map FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.72 acres adjacent to the southeast corner of Iron Mountain Road and Conough Lane (APN:125-09-501-002), R-E (Residential Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Conditions 7 and 8 amended as follows: -

- 7. Dedicate 25.5 feet of right-of-way and appropriate right-of-way for a cul-de-sac meeting current City standards for Maggie Avenue adjacent to this site.**
- 8. Construct half-street improvements including appropriate overpaving and full turn-around paving if legally able on Maggie Avenue adjacent to this site.**

- UNANIMOUS

This is final action.

MINUTES:

DAVID GUERRA, Public Works, requested Conditions 7 and 8 to be revised as follows:

- 7. Dedicate 25.5 feet of right-of-way and appropriate right-of-way for a cul-de-sac meeting current City standards for Maggie Avenue adjacent to this site.*
- 8. Construct half-street improvements including appropriate overpaving and full turn-around paving if legally able on Maggie Avenue adjacent to this site.*

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 2 - TMP-1179

CONDITIONS – Continued:

AIMEE IGNATOWICZ, Orion Engineering and Surveying, Inc., 3068 East Sunset Road, Suite 9, appeared on behalf of Matrix Construction. She concurred with staff's conditions, including the amended conditions.

There was no further discussion.

(6:15 – 6:17)
1-464

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of approval for Special Use Permit (SUP-1178) and Vacation (VAC-1177).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The submitted Petition of Vacation for the vacation of Conough Lane and Iron Mountain Road, VAC-1177, shall record prior to recordation of a final map adjacent to or overlying Conough Lane or Iron Mountain Road. If the Petition of Vacation for the vacation of Conough Lane and Iron Mountain Road, VAC-1177, cannot record for any reason this Tentative Map shall be null and void and a new Tentative Map shall be submitted acknowledging the existing right-of-way.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 2 - TMP-1179

CONDITIONS – Continued:

7. Dedicate 30 feet of right-of-way adjacent to this site for Maggie Avenue.
8. Construct half-street improvements including appropriate overpaving on Maggie Avenue adjacent to this site.
9. Provide a paved legal access road per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
10. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to this site and continuing to the northwest edge of this development to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 2 - TMP-1179

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1250 - TOWN CENTER ASSEMBLAGE L-TC 55 #2 - PARDEE HOMES OF NEVADA - Request for a Tentative Map FOR A 90-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.14 acres on the northwest corner of Fort Apache Road and Dorrell Lane (APN: 125-19-501-017, 018 and 019), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 3, 4, 6, 7, 8 and 9 subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:12 – 6:15)

1-320

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 3 – TMP-1250

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of approval for Rezoning (ZON-1103), Site Development Plan Review (SDR-1104) and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. The Final Map shall depict the required 20-foot wide Multi-Use Transportation Trail along the Fort Apache Road frontage, in accordance with Map Six of the Transportation Trails Element of the Master Plan. The Multi-Use Trail along Fort Apache Road shall be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan.

Public Works

7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 3 – TMP-1250

CONDITIONS – Continued:

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fort Apache Road and Dorrell Lane public right-of-way adjacent to this site prior to occupancy of this site.
9. Landscape and maintain all unimproved rights-of-way on Fort Apache Road and Dorrell Lane adjacent to this site.
10. Site development to comply with all applicable conditions of approval for ZON-1103 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1710 - ELKHORN/GRAND CANYON UNIT 3 - PARDEE HOMES - Request for a Tentative Map FOR A 66-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.16 acres adjacent to the south side of Elkhorn Road, between Grand Canyon Drive and Tee Pee Lane (APN: 125-19-501-001 through 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [L (Low Density Residential) General Plan Amendment] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 3, 4, 6, 7, 8 and 9 subject to conditions with Condition 7 deleted - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:12 – 6:15)

1-320

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 4 – TMP-1710

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of approval for Rezoning (ZON-1339), and Site Development Plan Review (SDR-1336) and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate rights-of-way in accordance Clark County Area Standard Drawings #201.1 and #234.1 on the Final Map for this site unless specifically noted as not required in the approved Traffic Impact Analysis or alternative. Also construct improvements if required.
7. Meet with the Clark County School District to provide pedestrian access easements, if necessary, at a mutually acceptable location prior to the submittal of any construction drawings for this site.
8. Common Lot "A" must be a public sewer easement. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003

Planning & Development Department

Item 4 – TMP-1710

CONDITIONS – Continued:

9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1339, Site Development Plan Review SDR-1336 and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1712 - CASCADE II - STANPARK CONSTRUCTION COMPANY - Request for a Tentative Map FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 3/13/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as the Beckers are clients of her firm

MINUTES:

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 3/13/2003 Planning Commission meeting. The reason for the abeyance request is that the Department of Public Works is coordinating a charette on 3/3/2003 that involves roadway alignments and right-of-way widths of some of the major highways in the northwest area of the city. This project may be impacted by the results of that charette, so staff is requesting this item be held in abeyance until the 3/13/2003 Planning Commission meeting.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He requested this item be held in abeyance.

(6:06 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-1716 - WINDSOR AT QUEENSRIDGE - RESORT AT QUEENSRIDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 166-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.86 acres at 9171 Alta Drive (APN: 138-31-610-005), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] under Resolution of Intent to R-PD10 (Residential Planned Development - 10 Units Per Acre), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 3, 4, 6, 7, 8 and 9 subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:12 – 6:15)

1-320

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 6 – TMP-1716

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Site development to comply with all applicable conditions of approval for Rezoning (ZON-1340), Site Development Plan Review (SDR-1341), and Variance (VAR-1342).

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 6 – TMP-1716

CONDITIONS – Continued:

8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
9. Site development to comply with all applicable conditions of approval for ZON-1340 and all other site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-1727 - DESERT PINES CONDOMINIUMS - UNIT 2 - KB HOMES OF NEVADA
- Request for a Tentative Map FOR A 138-UNIT CONDOMINIUM DEVELOPMENT on 9.2 acres adjacent to the southeast corner of Alexander Road and Maverick Street (APN: 138-11-515-057 through 136 and 138-11-516-001 through 112), R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-3 (Medium Density Residential), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED Items 3, 4, 6, 7, 8 and 9 subject to conditions - **UNANIMOUS** with **McSWAIN** and **GALATI** abstaining as their firms are in negotiations with **KB Home, Nevada, Inc.** and **NIGRO** abstaining as the law firm representing this application also represents his firm

This is final action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:12 – 6:15)

1-320

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 7 – TMP-1727

CONDITIONS:

Planning and Development

1. Prior to the submittal of a Final Map Technical Review, the applicant shall submit written assurance that the Declarations for the existing common interest communities provide for this action, who has authority to sign the Final Map, and confirmation as to whether current owner's signatures are necessary on the new Final Map.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-1391).

Public Works

7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
8. Site development to comply with all applicable conditions of approval for SDR-1391 and all other site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

ANX-1603 - MICHAEL J. MONAHAN - Petition to annex property generally located on the northeast corner of Riley Street and Regena Avenue, containing approximately 0.51 acres (APN: 125-29-502-014), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED Items 3, 4, 6, 7, 8 and 9 subject to conditions - UNANIMOUS

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:12 – 6:15)

1-320

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-1735 - NED YAMIN FAMILY TRUST, ET AL - Petition to annex property generally located on the south side of Alexander Road, 300 feet east of Fort Apache Road, containing approximately 5.0 acres (APN: 138-08-101-002 and 003), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED Items 3, 4, 6, 7, 8 and 9 subject to conditions - UNANIMOUS

This item will be forwarded to City Council in Ordinance form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:12 – 6:15)

1-320

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - GPA-1363 - CITY OF LAS VEGAS - Request to amend portions of the Centennial Hills Sector Plan and the Southwest Sector Map FROM: GC (General Commercial), SC (Service Commercial) and DR (Desert Rural) TO: GC (General Commercial), O (Office), PF (Public Facility), ML (Medium Low) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road, (APN: 125-06-001-001, 125-06-002-001, 125-06-002-002, 125-06-002-003, 125-06-002-009, 125-07-101-002, 125-07-201-002, 125-07-501-001, 125-07-601-002, 125-07-602-001, 125-07-602-002, 125-07-701-002, 125-08-401-004, 125-35-401-001, 125-35-401-003, 125-35-401-004, 125-35-401-006 through 012, 138-01-401-001 through 003, 138-02-101-002 through 009, 138-02-102-001, 138-02-102-002, 138-02-102-004, 138-02-202-011 through 013, 138-02-203-003, 138-02-701-003, 138-02-801-003, 138-02-804-001, 138-02-814-003 through 006, 138-02-814-009, 138-02-814-011 through 014, 138-12-110-049, 138-12-101-002, 138-12-101-005, 138-12-102-001, 138-12-110-003 through 005, 138-12-110-009 through 011, 138-12-110-019 through 022), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN – APPROVED with Assessor’s Parcels 125-07-601-002 and 125-08-401-004 deleted – UNANIMOUS with NIGRO abstaining as the law firm representing this application also represents his firm

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 10 – GPA-1363

MINUTES – Continued:

ANDREW REED, Planning and Development, stated that until 1963 the area known as the Rancho corridor had been under the jurisdiction of Clark County. In 1963 an act of the State Legislature transferred that property from the County to the City. It also transferred all the County zoning actions to the City. Those County-assigned zoning districts include a strip of C-2 (General Commercial) zoning that starts at Vegas Drive and goes to Moccasin Road.

In 1992 the City of Las Vegas Planning Commission approved three land use sector maps of the General Plan. The sector map for this area designates SC (Service Commercial) land uses for most of the properties along Rancho Drive. The SC (Service Commercial) land use designation supports the C-1 (Limited Commercial) zoning district, and has caused a conflict between the existing zoning districts which consist primarily of C-2 (General Commercial) and the land uses recommended by the General Plan. In an effort to resolve this conflict, the City Council has given staff two directives.

The first directive was an interim measure that the General Plan designates, not the zoning classifications, to be used as the basis for guiding growth along the Rancho corridor.

The second directive was to review the existing General Plan designations and zoning classifications and recommend appropriate General Plan Amendments and Zone Changes in an effort to resolve the conflict between the land use plan and the zoning maps.

As part of staff's review for distinct segments of Rancho Drive, the first one is Segment 1, which is Vegas Drive to Gowan Road. Because most of the development along Rancho Drive is existing in this segment, staff has decided it is best to wait on this segment until later this year.

However, Segment 2 is being considered, which starts on Gowan Road on the south and goes to Lone Mountain Road on the north. Also being considered is Segment 3, which is Lone Mountain Road to Ann Road and Segment 4, which is Ann Road to Moccasin Road.

Staff is recommending changes to Segments 2, 3, and 4, which include clustering undeveloped General Commercial areas where there are adequate transition zones and buffering of the intense commercial uses between the existing C-2 districts and the residential uses. The buffering envisioned by staff consists of office/residential uses so it is necessary that the General Plan designations of some parcels be amended to allow zone changes for the appropriate designations.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 10 - GPA-1363

MINUTES – Continued:

Another change that staff is proposing includes rezoning property that is currently zoned C-2 or split between C-2 (General Commercial) and R-E (Residence Estates) and adjacent to residential uses to a C-1 (Limited Commercial) or an Office use, which would be more compatible with residential uses.

A third change involves rezoning properties, which have split zoning to a U (Undeveloped) classification when the parcels are sub-size and staff is unable to determine a more appropriate zoning classification.

Staff is proposing not to change the zoning of the existing C-2 (General Commercial) parcels where the existing uses are not adversely impacting the adjacent properties, which is the situation at the northwest corner of Craig Road and Rancho Drive.

Staff has determined that the amendments proposed for Policy 2.1.2 of the 2020 Master Plan state that development on vacant or underutilized lots be sensitive in use and design to surrounding development.

Parcel 125-08-401-004 is located on the east side of Rancho Drive between Ackerman and Grand Teton and is the subject of negotiations between the City and property owner regarding right-of-way acquisitions. Therefore, it is not appropriate that the zoning be changed on that parcel at this time.

Parcel 125-07-601-002 is located north of the Grand Canyon Village Plan Development. There is an addition to that Plan Development on this agenda, which are Items 19 and 20. Therefore, staff would like this parcel deleted from staff's request.

TODD FARLOW, 240 North 19th Street, asked if these zone changes will affect the landscaping along Rancho Drive. MR. REED responded that each parcel, regardless of the zoning designation, would have to apply to the City for a Site Development Plan Review and landscaping would be determined at that time.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 10 – GPA-1363

MINUTES – Continued:

DAVID DETRICH, 4121 Leon Avenue, appeared in protest. His property faces the two pieces that have split zoning between Alexander Road and Hickam Avenue off Rancho Drive. This has been horse property for a number of years. If the zoning is changed to commercial, instead of having a split zoning, he will have commercial property right in front of him. Commercial property was joined with horse property at the Rancho/Gowan Business Park by leaving about a 25-foot easement between the edge of the road and the fence and not allowing any access onto Bradley. If the zoning were changed to commercial and a business park put in there, he would prefer a buffer between the ranch estates and commercial. There are no bridle paths in that area. It used to be that the Bureau of Land Management would open up five-acre parcels so that a person could move farther out.

MICHAEL BAKER, 5666 Broderick Avenue, appeared in protest. He was concerned about properties in his area being rezoned for commercial and also some properties being designated as undeveloped.

JANICE HUNSAKER, 4917 Vega Lane, appeared in protest. Commercial properties do not stop children from coming over the block walls and going onto residential properties when the businesses are closed. She purchased her home in the 1980's and it was a completely residential area. CHAIRMAN TRUESDELL explained that the properties involved in this application were annexed from the County and they were hard zoned. Any project that comes forward has to come back for a design review. At that time, the Planning Commission would address neighborhood adjacency concerns. This proposal is to clean up the zoning inconsistencies along the Rancho corridor. MS. HUNSAKER added that there are vacant buildings along Rancho Drive at the present time.

ROBERT GENZER, Director, Planning and Development, said the City cannot propose eliminating commercial zoning, but provide commercial and reduce its intensity.

LINDA YOUNG, Northwest Area Residents Association, appeared as a concerned citizen. The Rancho/Gowan Business Park is a beautiful complex. The neighbors had concerns about compatibility, adjacency, and neighborhood enhancement. Her Association still wants to have a voice in the decisions of the area and not just the developers. She asked if the City will provide them more information on the issues.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 10 – GPA-1363

MINUTES – Continued:

MR. GENZER said the City is either attempting to match the zoning to the existing General Plan or make the General Plan match the existing zoning. In this particular corridor that is often not the same. For example, in many areas where there is existing C-2 (General Commercial) zoning, the General Plan calls for SC (Service Commercial), which the maximum is C-1 (Limited Commercial). Staff may be recommending that the C-2 (General Commercial) be down zoned to C-1 (Limited Commercial) to match the General Plan. If the General Plan is SC (Service Commercial) and staff feels the existing C-2 (General Commercial) is appropriate, the General Plan would be upgraded to C-2 (General Commercial). Assuming this proposal passes, there is no difference in terms of development than any other project that appears before the Planning Commission or City Council. An application would have to be made and a public hearing held for a specific project. That is not being done at this meeting. This is just to decide whether the General Plan should be changed or the zoning changed to make those two match. He said MR. REED would meet with the neighbors and provide more information.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent Super Pawn. This is to protect the existing homeowners and recognize that there are business people who have paid for commercial property based on the C-2 (General Commercial) zoning that is in place. There are places where the existing commercial does not impact neighborhoods. He wanted to leave the zoning on Rancho Drive that is already C-2 (General Commercial) and transition that back toward the residential with another kind of zoning. They have an existing use and want the zoning to remain.

COMMISSIONER McSWAIN asked if it has been determined as to how many existing businesses will be impacted along Rancho Drive. A similar situation was experienced along the Charleston Boulevard corridor. MR. REED replied that an effort was made to not create non-conforming uses. ATTORNEY KAEMPFER'S client will need a Special Use Permit in C-1 (Limited Commercial) and C-2 (General Commercial).

ATTORNEY KAEMPFER said they were concerned that if such a circumstance as a fire occurred and they would have to come back and the code had been modified they would no longer have a conforming use.

TONY McMAHON, 3022 Vegas Drive, appeared in protest. His commercial property has a split designation. He liked the idea of having curbs, gutters and sidewalks put in along his property as it will increase its value. At the present time that area is just gravel. CHAIRMAN TRUESDELL responded that his area is not being addressed in this application.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 10 – GPA-1363

MINUTES – Continued:

COMMISSIONER McSWAIN felt the County property will have its zoning and be annexed into the city. She asked if the zoning has been reduced as a requirement for that property to be annexed. MR. GENZER said that has never been done. The law requires that the property has to be brought into the City at the same zoning, if that zoning is available, or nearest comparable zoning. The City would have the ability to make an application for a rezoning on privately owned property and go through the normal rezoning hearing process.

COMMISSIONER McSWAIN felt most of the changes are logical from the standpoint of their proximity to residential. Perhaps there could be another way to deal with this issue. Regardless of the zoning or the General Plan, the property has to be compatible to what is adjacent. She wondered if there is a way to increase the standards for development that would protect the neighborhood and that corridor and encourage appropriate development where it is closest to residential.

COMMISSIONER GALATI felt perhaps there are not a lot of persons attending the meeting on this issue because the City has done a good job in working with the individuals in the area. It would appear that most people concur with this issue. MR. REED said that staff has been working on this issue since early last year.

COMMISSIONER GALATI thought there would still be adequate buffering even if a remnant parcel of C-2 (General Commercial) remains.

COMMISSIONER McSWAIN noted that there is a letter in the Commissioner's backup material from Kermit Waters' Office. MR. REED said that parcel has been removed from this application, which is on the east side of Rancho Drive between Grand Teton Drive and Ackerman Avenue where the City is negotiating for right-of-way issues.

CHAIRMAN TRUESDELL added that since he has been on the Planning Commission, the most difficult issues have been along this Rancho corridor. A good segment along the Rancho frontage would not be conforming if they came in for a C-2 (General Commercial) use. This would enable better code solutions for projects. ATTORNEY KAEMPFER's client's parcel would be non-conforming. This is a continuation of what was done with the Northwest Centennial Hills Plan in taking care of the last areas along Rancho Drive.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 10 – GPA-1363

MINUTES – Continued:

COMMISSIONER EVANS noted that ATTORNEY KAEMPFER'S client paid a price for a specific zoning. Was that a substantial price and would they be hurt financially as a result of this rezoning? ATTORNEY KAEMPFER responded that if the property remains a Super Pawn and is currently in a C-2 (General Commercial) zone, but would be changed to C-1 (Limited Commercial), they would be hurt financially. They don't want to be a problem for the City, just have the zoning remain the same as when his client purchased it and paid a higher price.

COMMISSIONER McSWAIN commented that when reviewing the map for the present General Plan and comparing it to the proposed General Plan, the parcel across the street from ATTORNEY KAEMPFER'S client's parcel is proposed for SC (Service Commercial). When comparing the current zoning map to the proposed zoning map, the zoning across the street from the property that ATTORNEY KAEMPFER is representing appears to be C-2 (General Commercial). She asked if C-2 (General Commercial) would go under the General Plan Amendment. She compared Maps 2-1 to 2-3 and 2-4 to 2-6.

MR. REED said the property COMMISSIONER McSWAIN is referring to is on the south side of Craig Road and east of Rancho Drive. The entire parcel from Jones Boulevard to Rancho Drive south of Craig Road has already been approved for C-1 (Limited Commercial) zoning. He explained that the map is incorrect.

CHAIRMAN TRUESDELL said the property just referred to was set for a Special Planning Commission meeting in January, but the meeting was cancelled due to the lack of a quorum.

COMMISSIONER McSWAIN made a motion for APPROVAL deleting Parcel 138-02-814-009. MR. GENZER noted that if the Approval motion passes that would mean ATTORNEY KAEMPFER'S client's property will be non-conforming in the General Plan, which is being approved as SC (Service Commercial). In that case, the General Plan will have to be amended to C-2 (General Commercial) for just his parcel so that the zoning and plan conform. Therefore, the zoning would remain C-2 (General Commercial), but should the building be demolished and another C-2 (General Commercial) use built, and the C-2 (General Commercial) use that would be requested is not allowed under C-1 (Limited Commercial) and SC (Service Commercial), staff would recommend denial because the zoning would not conform to the maximum allowable density of the General Plan.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 10 – GPA-1363

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 11 [ZON-1364] for further discussion.

(6:17 – 7:17)

1-540

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - ZON-1364 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) TO: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) on property located on, or in close proximity to, both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road, (APN: 125-06-001-001, 125-06-002-001, 125-06-002-002, 125-06-002-003, 125-06-002-009, 125-07-101-002, 125-07-201-002, 125-07-501-001, 125-07-601-002, 125-07-602-001, 125-07-602-002, 125-07-701-002, 125-08-401-004, 125-35-401-001, 125-35-401-003, 125-35-401-004, 125-35-401-006 through 012, 138-01-401-001 through 003, 138-02-101-002 through 009, 138-02-102-001, 138-02-102-002, 138-02-102-004, 138-02-202-011 through 013, 138-02-203-003, 138-02-701-003, 138-02-801-003, 138-02-804-001, 138-02-814-003 through 006, 138-02-814-009, 138-02-814-011 through 014, 138-12-110-049, 138-12-101-002, 138-12-101-005, 138-12-102-001, 138-12-110-003 through 005, 138-12-110-009 through 011, 138-12-110-019 through 022), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with Assessor's Parcels 138-02-814-009, 125-07-601-002 and 125-08-401-004 deleted – **UNANIMOUS** with NIGRO abstaining as the law firm representing this application also represents his firm

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 11 – ZON-1364

MINUTES – Continued:

ANDREW REED, Planning and Development, gave the Staff Report under Item 10.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner and Renshaw, 7th Floor, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent Super Pawn.

DAVID DETRICH, 4121 Leon Avenue, appeared in protest.

MICHAEL BAKER, 5666 Broderick Avenue, appeared in protest.

JANICE HUNSAKER, 4917 Vega Lane, appeared in protest.

ROBERT GENZER, Director, Planning and Development, commented on staff's position in this matter.

LINDA YOUNG, Northwest Area Residents Association, appeared as a concerned citizen.

TONY McMAHON, 3022 Vegas Drive, appeared in protest.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 10 [GPA-1363] for further discussion.

(6:17 – 7:17)

1-540

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - MOD-1271 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Major Modification to the Iron Mountain Ranch Master Plan to ADD 3.98 ACRES TO THE OVERALL PLAN AREA (APN: 125-12-601-004, 005 and 006); AND TO AMEND THE PLAN REQUIREMENTS TO ALLOW 20,000 SQUARE FOOT LOTS ALONG BRADLEY ROAD WHERE THE PLAN REQUIRES 30,000 SQUARE FOOT LOTS (APN: 125-12-601-001, 003 and 006) adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive, R-E (Residence Estates) [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with GALATI and McSWAIN abstaining as their firms are in negotiations with KB Home Nevada, Inc.

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this proposal was held in abeyance at the 2/13/2003 Planning Commission meeting in order for staff to re-notify the surrounding property owners. The original site plan submitted by the applicant indicated a total of 34 lots. However, when the applicant revised the plan, a total of 35 lots were depicted. This modification adds approximately four acres into the Iron Mountain Ranch Master Plan without changing the underlying General Plan Amendment of DR (Desert Rural) and also changes the lot sizes along Bradley Road from 30,000 to 20,000 square feet.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 12 – MOD-1271

MINUTES – Continued:

When the Iron Mountain Ranch Plan was originally contemplated, it was anticipated that the lots along Bradley Road would face Bradley. The present site plan indicates those lots are now facing interior to the site. The typical lot size is 20,000 square feet. There will be a wall along the west property line with a 25-foot wide equestrian trail that was required by the Iron Mountain Ranch. Staff has no objection to either modification.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 13 [ZON-1270] and Item 14 [SDR-1272] for further discussion.
(7:17 – 7:27)

1-2920

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-1270] and Site Development Plan Review [SDR-1272] shall be approved by the City Council at a Public Hearing.
2. Conformance to the Iron Mountain Ranch Residential Planned Development Master Plan, except portions, which are amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - ZON-1270 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) of 3.98 acres adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-004, 005, and 007), PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, Ward 6 (Mack)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with Condition 7 amended as follows: –

- *Construct appropriate half-street improvements adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Final roadway improvement requirements will be determined with the approval of the Site Development Plan Review and/or Tentative Map for this site.*

- UNANIMOUS with GALATI and McSWAIN abstaining as their firms are in negotiations with KB Home Nevada, Inc.

To be heard by the City Council on 4/2/2003.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 13 - ZON-1364

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the R-PD2 (Residential Planned Development – 2 Units Per Acre) is conforming to the DR land use category. The subdivision is at a density of 1.41 units per acre. The interior streets are 44 feet wide. The typical lot size is approximately 20,000 square feet. There is a requirement to construct an equestrian trail along Bradley Road. Also, open space is not an issue because the Iron Mountain Ranch Plan indicates that with these size lots open space is not needed. Staff recommended approval subject to the conditions.

DAVID GUERRA, Public Works, requested Condition 7 be amended to read as follows: *Construct appropriate half-street improvements adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Final roadway improvement requirements will be determined with the approval of the Site Development Plan Review and/or Tentative Map for this site.*

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with the conditions and amended Condition 7.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 12 [MOD-1271] and Item 14 [SDR-1272] for further discussion.

(7:17 – 7:27)

1-2920

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 13 – ZON-1270

CONDITIONS – Continued:

2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. The overall density shall not exceed 2.0 dwelling units per acre.

Public Works

4. An Order of Vacation for all existing right-of-way in conflict with this development must be recorded prior to recordation of a final map for this site and such final map must show the Recorder's number of the Vacation.
5. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
6. Comply with the approved access analysis on file with the City Traffic Engineer.
7. Construct half-street improvements including appropriate overpaving on Brent Lane, Horse Drive, Bradley Road and Thom Boulevard adjacent to this site concurrent with development of this site. Also construct half-street improvements including appropriate overpaving and the full cul-de-sac turnaround for Unicorn Street. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
8. Extend public sewer to the west edge of this site in Horse Drive at a location and depth acceptable to the City Engineer concurrent with development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 13 – ZON-1270

CONDITIONS – Continued:

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SDR-1272 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 35-LOT SINGLE FAMILY DETACHED SUBDIVISION adjacent to the west side of Unicorn Street, approximately 430 feet north of Horse Drive (APN: 125-12-601-001, 003, 004, 005, 006, 007, and 125-12-602-002), R-E (Residence Estates) [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions with the following condition changes:

Condition 2: The setbacks for this development shall conform to Section 7.16 of the Iron Mountain Ranch Residential Planned Master Plan. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided; otherwise, it will be measured from the back of curb.

Additional Condition: Construct half-street improvements including appropriate overpaving on Brent Lane, Horse Drive, Bradley Road and Thom Boulevard adjacent to this site concurrent with development of this site. Also construct half-street improvements including appropriate overpaving and the full cul-de-sac turnaround for Unicorn Street. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

UNANIMOUS with GALATI and McSWAIN abstaining as their firms are in negotiations with KB Home Nevada, Inc.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 14 – SDR-1272

MOTION – Continued:

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated a Vacation application will be required to eliminate any conflicting right-of-way that is created by this subdivision. It establishes setbacks for the project, requires the trail, and that a Vacation be recorded prior to the approval of a Final Map. Staff recommended approval subject to the conditions.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He requested Condition 2 be amended to read: The setbacks for this development shall conform to Section 7.16 of the Iron Mountain Ranch Master Development Plan. MR. CLAPSADDLE responded that staff has been working with the applicant on the setbacks and has amended Condition 2 to read as follows: *The setbacks for this development shall conform to Section 7.16 of the Iron Mountain Ranch Residential Planned Master Plan. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided; otherwise, it will be measured from the back of curb.*

DAVID GUERRA, Public Works, requested an additional condition be added to this application as follows: *Construct half-street improvements including appropriate overpaving on Brent Lane, Horse Drive, Bradley Road and Thom Boulevard adjacent to this site concurrent with development of this site. Also construct half-street improvements including appropriate overpaving and the full cul-de-sac turnaround for Unicorn Street. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.*

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 12 [MOD-1271] and Item 13 [ZON-1270] for further discussion.

(7:17 – 7:27)

1-2920

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 14 – SDR-1272

CONDITIONS:

Planning and Development

1. The City Council shall approve the Rezoning application [ZON-1270] to R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district on the 3.98-acre parcel on the northern portion of this development.
2. The setbacks for this development shall be a minimum of 20-feet to the front of the house, porch, or side entry garage, 25-feet to a front entry garage, 15-feet on the corner side, 10-feet on the side, and 35-feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
3. The Tentative Map shall depict the required 25-foot wide Equestrian Trail along the Bradley Road frontage in accordance with Map two of the Recreation Trails Element of the Master Plan. A detailed cross-section of the equestrian trail depicted along Bradley Road shall be submitted as part of the Tentative Map application.
4. The City Council shall approve the Vacation (VAC-1329) application related to this site prior to approval of a tentative map.
5. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
6. The maximum building height allowed shall not exceed 2 stories or 35 feet.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 14 – SDR-1272

CONDITIONS – Continued:

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

13. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 14 – SDR-1272

CONDITIONS – Continued:

17. Site development to comply with all applicable conditions of approval for ZON-1272, the approved access analysis, the Iron Mountain Ranch Master Plan and all other subsequent site-related actions.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-1313 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT
- Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN – APPROVED – UNANIMOUS with McSWAIN abstaining as her brother-in-law is employed by Executive Development

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the last meeting so the applicant could have a neighborhood meeting as required for a General Plan Amendment. The neighborhood meeting was held on 2/5/2003 and two individuals attended. This will provide a 10-foot wide strip on the old Skipco building, provide better access, a wider strip for loading and unloading, and the church will have a way to get access out to Jones Boulevard. Incorporating this property into SC (Service Commercial) does not affect the General Plan. The zoning is also conforming to the General Plan. Staff recommended approval.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 15 – GPA-1313

MINUTES – Continued:

TERI LIVENGOOD, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of Executive Development. This is a cleanup to the original zoning for the property to be able to transfer this property to the adjacent property to provide adequate space for maneuvering trucks.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15, [GPA-1313], and Item 16 [ZON-1315] was held under Item 15 [GPA-1313].

(7:27 – 7:29)

1-3480

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - ZON-1315 - WEST CHARLESTON BOULEVARD JONES BOULEVARD ON BEHALF OF EXECUTIVE DEVELOPMENT
- Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) TO: C-1 (Limited Commercial) on the west ten feet (10') on a portion of 3.09 acres located at 6001 West Charleston Boulevard (APN: 163-01-102-003), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her brother-in-law is employed by Executive Development

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance at the last meeting so the applicant could have a neighborhood meeting as required for a General Plan Amendment. Staff recommended approval subject to the conditions.

TERI LIVENGOD, Stantec Consulting, 7251 West Charleston Boulevard, appeared on behalf of Executive Development.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 16 – ZON-1315

MINUTES – Continued:

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 15 [GPA-1313] and Item 16 [ZON-1315] was held under Item 15 [GPA-1313].

(7:27 – 7:29)

1-3480

CONDITIONS:

Planning and Development

1. A General Plan Amendment [GPA-1313] to an SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. As per original condition of approval 5 of Z-0037-02, coordinate with the City Surveyor to determine whether a boundary line adjustment map shall be recorded to transfer the west 10 feet of this site to the property to the west; comply with the recommendations of the City Surveyor prior to the issuance of any building permits for this site.
5. Site development to comply with all applicable conditions of approval for Z-0037-02 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - SUP-1148 - SMOKE RANCH JONES PARTNERSHIP ON BEHALF OF SMOKE RANCH ENTERPRISES - Request for a Special Use Permit FOR A SELF SERVICE CAR WASH adjacent to the north side of Smoke Ranch Road, approximately 190 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL, GALATI, and GOYNES voting NO

This is final action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance from the last meeting so the City Council could consider a Review of Condition of the original Site Plan Review. This Special Use Permit is different than the usual Use Permit for a car wash. There was a Site Development Plan heard by the City Council and conditions were imposed. One of the conditions was to appear before the Planning Commission for a Special Use Permit.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 17 – SUP-1148

MINUTES – Continued:

When the Special Use Permit came back, the site plan that accompanied the Use Permit did not appear to meet all the conditions of approval that were imposed at the site plan review by the City Council. Therefore, the application was held in abeyance and the applicant came back for a Review of Condition that went direct to the City Council on 2/19/2003. That was subject to conditions and Conditions 5 and 12 were deleted from the Site Plan Review. The original Condition 5 was to eliminate the access aisle along the north property line and also not to allow any service bays to face Smoke Ranch Road. With the City Council action on 2/19/2003, the bays can face the road and the access aisle can be used. He noted in the Staff Report that there is a condition to provide screening to break up the bays facing Smoke Ranch Road. The conditions of approval for this Special Use Permit reflect all the other base conditions. Those include the hours of operation, restrictions on exterior lighting, no retail sale of vehicles, no repair or servicing of vehicles on site, and an attendant for the entire site. Staff recommended approval subject to the conditions.

RAPINDER CHIMA, 7469 Orange Haze Way, appeared in order to represent the application and concurred with the conditions and the screening requirement.

No one appeared in opposition.

CHAIRMAN TRUESDELL objected to this car wash adjacent to a Junior High School.

COMMISSIONER GOYNES felt there are enough car washes in the area already.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:29 – 7:36)

1-3660

CONDITIONS:

Planning and Development

1. The hours of operation shall be limited to the period between 7:00 A.M. and 10:00 P.M.
2. The applicant shall meet with the Planning and Development Department for approval of an appropriate screening method along Smoke Ranch Road prior to submittal for any permits for this site.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 17 – SUP-1148

CONDITIONS – Continued:

3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel.
4. No retail sale of vehicles is allowed.
5. No repair or servicing of vehicles is allowed.
6. The use must not be located within 200 feet of a residential property unless the use is separated from the residential property by a street with a minimum right-of-way width of 80 feet.
7. The applicant must demonstrate that the use can be made inoperable and inaccessible to the public after business hours.
8. Vacuum bays are permitted as part of this use if their operation is in compliance with the other base standards for this use.
9. The use must be operated in conjunction with another motor vehicle related use, such as, gasoline sales, smog inspection, minor automotive repair, or recreational vehicle and boat storage.
10. An attendant must be on the premises during all times the equipment is operational.
11. The handicap parking space depicted on the site plan shall be revised to comply with Title 19 standards.
12. Any Auto Smog Check Facility on the site shall conform to all Minimum Requirements under Title 19.04.050 for Auto Smog Check Facility and shall be architecturally compatible with the primary building.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003

Planning & Development Department

Item 17 – SUP-1148

CONDITIONS – Continued:

13. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Conformance to the Conditions of approval for Rezoning [Z-0093-01], Site Development Plan Review [Z-0093-01(1)], and Review of Condition [ROC-1798] except as amended by conditions herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - SUP-1525 - DURANGO 215, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PUB, BAR & LOUNGE (TAVERN, ETC.) (BUFFALO WILD WINGS) adjacent to the northeast corner of Durango Drive and the Northern Beltway (APN: 125-20-701-001), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an employee in his office owns a parcel directly across the street and NIGRO abstaining as Buffalo Wild Wings is a tenant of his firm on another project

To be heard by the City Council on 4/2/2003.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item was held in abeyance from the last meeting because all the residents in the Timberlake subdivision had to be notified. That has been done and staff did not receive any protests or approvals as part of the re-notification process. This tavern would be in the Montecito Center where such a use would be anticipated. This tavern will be part of an overall commercial subdivision. The applicant is being required to provide an overall parking study because taverns take up a lot of parking spaces.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 18 – SUP-1525

MINUTES – Continued:

TODD HOLZER, 17015 North Scottsdale Road, Suite 115, Scottsdale, Arizona appeared on behalf of Durango 215, the owner of the property. They will be developing this 40-acre parcel into a 300,000-square foot shopping center. There will be approximately 1,600 parking spaces in the entire center. Approximately 90% of the center is retail and 10% restaurants. This will be the sixth Buffalo Wild Wings Restaurant in Las Vegas and is family oriented. He concurred with the conditions.

WILLIAM WELTER, 1517 Angelberry Street, appeared on behalf of Buffalo Wild Wings. He noted that the correct name of the tavern is Buffalo Wild Wings Grill and Bar as opposed to Buffalo Wild Wings Bar and Grill. Over 72% of the sales are in food. This is a family restaurant with the bar in the back of the building. It also has wide windows and the patrons do not have to go through the bar to the restrooms.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(7:36 – 7:41)

1-3990

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. Conformance to all relevant Minimum Requirements under the Town Center Development Standards Manual for a “Liquor Establishment (Tavern)” use.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 18 – SUP-1525

CONDITIONS – Continued:

5. All development shall conform to the Conditions of approval for the Tentative Map and all other subsequent site related actions.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. The developer shall conduct a parking study and illustrate on the site plan how an amount of parking that meets the requirement of the Zoning Code will be provided to the remaining floor space within Pad Sites # 1 and 2.
8. The developer shall revise the site plan to show trash enclosure locations and two loading zones that comply with Zoning Code standards for Pad Sites # 1 and 2, and indicate the impact of providing these facilities on the available number of parking spaces in the above-noted parking study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MOD-1696 - GT 2000, INC. - Request for a Major Modification to the Grand Canyon Village Master Plan TO ADD 23.41 ACRES TO THE OVERALL PLAN AREA, CHANGE THE LAND USE DESIGNATION FROM: BUSINESS PARK TO: MEDIUM LOW DENSITY RESIDENTIAL AND COMMUNITY COMMERCIAL ON 53.08 ACRES AND TO MAKE CHANGES TO THE PLAN TEXT REGARDING PERMITTED USES, LAND USE DESCRIPTIONS, AND MAP UPDATES WITHIN THE PLAN adjacent to the east side of Grand Canyon Drive, north of Grand Teton Drive (APN: 125-07-601-002 and 125-07-701-003), R-E (Residence Estates) under Resolution of Intent to PD (Planned Development) and C-2 (General Commercial) Zones [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – **UNANIMOUS** with **NIGRO** abstaining as the law firm representing this applicant also represents his firm

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 19 – MOD-1696

MINUTES – Continued:

EDDIE DICHTER, Planning and Development, stated this site is located within the Grand Canyon Village Master Plan area. It will add 23.41 acres, which is currently C-2 (General Commercial) that was pulled out of the Rancho corridor on a previous action on this agenda. The land use designation is from Business Park to Medium-Low Density Residential and Community Commercial on 53.08 acres. The Business Park category containing 29.3 acres will be re-allocated to 19.0 acres to be Medium-Low Density Residential. The remaining 10.3 acres, in addition to the 23.41 acres that the applicant is proposing to bring into the plan, would be added to the plan and labeled as Community Commercial.

The applicant is proposing to make general revisions to seven sections within the plan text just to revise the acreage and include the 23.41 acres. The applicant is also proposing to delete any reference to the Business Park category within the plan and replace it with Community Commercial.

They are proposing to remove the Business Park uses and add additional uses for Community Commercial. The list is larger with the same type of uses that have been approved in the Lone Mountain West Master Plan.

Lastly, in the Plan there are sign conditions for a Business Park and the applicant is proposing to remove the existing standards for signage in a Business Park and add some type of signage that would be compatible with the Community Commercial. At one time the applicant proposed sign standards per Title 19, but the sign standards for a C-1 (Limited Commercial) zoning district in Title 19 could be used with one modification: Any freestanding ground sign would be limited to 30 feet high instead of 40 feet and if it is within 200 feet of US95 it would be 60 feet high instead of 80 feet high.

Staff recommended approval subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. They are seeking to bring this piece into their plan and designate it as Community Commercial development. South of Horse Drive they would like to designate that as Medium-Low Density Residential. Lastly, they would like to change the name from Business Park to Community Commercial. They have worked with staff on the development standards.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 19 – MOD-1696

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 20 [MOD-1730] for further discussion.

(7:51 – 8:00)

2-670

CONDITIONS:

Planning and Development

1. Sections 1.22, 1.3, 2.1.3, 2.3.4, 2.5.1, and 2.5.2 shall be amended to reflect the revised acreage amounts that include the additional 23.4 acres property.
2. Table 1 of section 2.2 shall be amended to reflect the deletion of the “Business Park” land use category in phase 3 and the inclusion of “Medium-Low Density Residential” in phase 3 and “Community Commercial” in phase 4. Table 1 shall also be amended to indicate the revised acreage, density, and total units amounts.
3. Section 2.3, 5, and 5.2.4 shall be amended to delete the reference to “Business Park” and shall include reference to “Community Commercial.”
4. Section 2.3.1 and 5.1 shall be amended to delete the definition of “Business Park” and include the definition of “Community Commercial.”
5. Section 2.4 shall be amended to delete the permissible uses table for the “Business Park” land use category and shall include the permissible uses table for the “Community Commercial” land use category with an amendment to include the following sentence into the heading: “Any uses not listed in this schedule are not permitted.” In addition, the permissible uses table shall be revised to delete any uses that are indicated as “prohibited.”

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 19 – MOD-1696

CONDITIONS – Continued:

6. Section 3.7 shall be amended to delete the signage requirements for the “Business Park” land use category and include the signage requirements as shown:

The following type of signs shall comply with the sign standards as listed in Title 19 for a C-1 (Limited Commercial) Zoning District: Arcade Signs, Awning Signs, Canopy Signs, Consolidated Signs, Marquee Signs, Menu Boards, Monument Signs, Projecting Signs, Roof Signs, and Wall Signs.

Freestanding Signs shall comply with the following standards:

Freestanding Signs

(a) Maximum Number.

(i) One freestanding sign per each 200 linear feet of street frontage or portion thereof. The total number of all freestanding and monument signs shall not exceed one per each 200 linear feet of street frontage or portion thereof.

(ii) Corner lots are permitted to have signs for each street frontage and signs shall maintain a minimum separation of 100 feet measured along the street frontage.

(b) Maximum area.

(i) The total area of all freestanding signs shall not exceed two square feet of sign area for each lineal foot of street frontage. On lots with multiple street frontages, the allowable area for each street frontage shall be calculated separately unless consolidated into one sign, then each street frontage shall be added and total square footage permitted may be allowed in one consolidated sign.

(ii) Signs within 40 feet of existing developed residential property, or property designated in the General Plan as appropriate for future residential development, the maximum sign area shall be 50 square feet. For each additional foot of setback from the property, the area of a sign may be increased an additional two square feet, with a maximum size of 400 square feet unless the site meets the criteria for consolidated freestanding signs.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 19 – MOD-1696

CONDITIONS – Continued:

(c) Maximum Height.

30 feet, subject to the following:

(i) A freestanding sign within 200 feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected up to 30 feet above the elevation of the elevated freeway or highway nearest the sign.

(ii) In addition, signs within 200 feet of the right-of-way line and which can be read from US 95, may be increased to a height equal to 60 feet, when authorized by the City Council, after review by the Planning Commission.

(d) Minimum setback. *Five feet from all property lines.*

(e) Additional standards.

(i) All freestanding and monument signs on the same lot or in the same development shall maintain a minimum separation of 100 feet measured along the street frontage.

(ii) See also Residential Protection Standards in Title 19, Section 19.14.070.

(f) Illumination permitted. *Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.*

(g) Certificate required. *Yes.*

7. Section 5.4 shall be amended to delete the signage requirements for the “Business Park” land use category and include the signage requirements for the “Community Commercial” land use category.
8. The applicant shall provide the Planning and Development Department with full copies of the amended plan documents within 30 days of the final approval by the City Council, including any revised text and visual graphics.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1697 - GT 2000, INC. - Request for a Rezoning FROM: C-2 (General Commercial) TO: PD (Planned Development) on 23.41 acres adjacent to the west side of the Frontage Road (Oso Blanca Road), approximately 2,000 feet north of Grand Teton Drive (APN: 125-07-601-002), PROPOSED USE: PLANNED COMMERCIAL, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with Condition 3 amended as follows:

- Dedicate appropriate right-of-way as determined by the Department of Public Works up to 50 feet of half street adjacent to this site for Grand Canyon Drive and all corresponding radii prior to the issuance of any permits or in conjunction with a subdivision map.

– **UNANIMOUS** with **NIGRO** abstaining as the law firm representing this applicant also represents his firm

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 20 – ZON-1697

MINUTES – Continued:

EDDIE DICHTER, Planning and Development, stated that if the modification is approved, then the zoning is adequate for the site. It is currently zoned C-2 (General Commercial). The PD zoning is compatible, which will allow the Grand Canyon Village Master Plan standards to be enforced for development on that property. Staff recommended approval subject to the conditions.

ATTORNEY TOM AMICK, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. They are seeking to change the existing zoning to PD to be developed according to the standards of Grand Canyon Village.

TODD FARLOW, 240 North 19th Street, asked Community Commercial to be explained. MR. DICHTER explained that Community Commercial is lower than C-1 (Limited Commercial).

DAVID GUERRA, Public Works, requested Condition 3 be revised as follows: *Dedicate appropriate right-of-way as determined by the Department of Public Works up to 50 feet of half street adjacent to this site for Grand Canyon Drive and all corresponding radii prior to the issuance of any permits or in conjunction with a subdivision map.*

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 19 [MOD-1696] for further discussion.

(7:27 – 7:29)

1-3480

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 20 - ZON-1697

CONDITIONS – Continued:

Public Works

2. Per the recorded letter dated December 14, 2000, Grand Canyon Drive shall intersect the frontage road at a 90-degree angle.
3. Dedicate 40 feet of right-of-way adjacent to this site for Grand Canyon Drive, the appropriate rights-of-way required for the proposed interchange, and all corresponding radii prior to the issuance of any permits.
4. Extend oversized public sewer to the northwest corner of this site to a location and at a depth acceptable to the City Engineer concurrent with development of this site. Appropriate public sewer easements shall be provided or retained for all public sewers not located within existing public right-of-way.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 20 - ZON-1697

CONDITIONS – Continued:

development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MOD-1730 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL - Request for a Major Modification to the Grand Teton Village Master Plan TO REVISE THE STANDARDS REGARDING LANDSCAPING, TRAILS, SETBACKS, PARKING AND OPEN SPACE on 160 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Grand Canyon Drive (APN: 125-18-101-001 through 013 and 125-18-201-001 through 009), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)] and Unincorporated Clark County (To be added to the overall Master Plan), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to amended condition as follows:

- Condition 7 should be amended to indicate a total of 3.88 acres, not 3.8 acres of open space, 128.7 acres in place of 125 acres, and delete a sentence and replace it with: *However, if a development is deficient in open space, alternative methods may be imposed on the Site Development Plan Review to address the required amount of open space.* The second paragraph should have the words *and equestrian* after multipurpose.

– UNANIMOUS

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 21 – MOD-1730

MINUTES – Continued:

EDDIE DICHTER, Planning and Development, stated the applicant is proposing several changes to the Grand Teton Village Master Plan. One section will be amended to allow street buffering standards to require 10 foot wide planters along any public roadway 80 feet or greater in width.

Another section will be amended to require the trail along the Hualapai Way frontage changed from a multi-use trail to an equestrian trail.

Another section will be amended to clarify the setbacks currently in the Grand Teton Master Plan.

Another section will be amended to prohibit parking on any private street that is 36 feet wide or less.

Another section will be amended to change the on-site parking requirements within the plan area. Each single-family unit shall have a minimum of two off-street parking spaces that must be located on the same site as the use which they serve. Tandem parking spaces shall only count as one parking space.

Three other sections will be amended to change the open space requirements for residential developments and the way open space is mitigated. That will include a statement that if a development is deficient in open space, alternative methods may be imposed on the site plan review.

Condition 7 should be amended to indicate a total of 3.88 acres, not 3.8 acres of open space, 128.7 acres in place of 125 acres, and delete the sentence starting with 'However' and the remaining portion of the condition and replace it with: *However, if a development is deficient in open space, alternative methods may be imposed on the Site Development Plan Review to address the required amount of open space.* The second paragraph should have the words *and equestrian* after multipurpose.

Staff recommended approval subject to the conditions.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with all the conditions.

TODD FARLOW, 240 North 19th Street, asked the width of the equestrian trail and the width of the multipurpose trail. MR. DICHTER answered that the equestrian trail will be 20 feet wide and the multi-use trail 15 feet wide. The equestrian trail is being moved so more people can use it.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 21 – MOD-1730

MINUTES – Continued:

COMMISSIONER GALATI thought this will not reduce the amount of open space required, just configure it differently. MR. DICHTER added that there are two developments on this agenda that have been held in abeyance where they were not going to provide open space. The master developer, through the Master Plan, is trying to figure out options to either fees in lieu or build 6.0 acres of a 10.0-acre platted park within this development. There is a proposal that the developer will build additional park area to offset the required open space. Another option would be for the applicant to ask for a deviation from the Master Plan for no open space or reduce the amount of open space.

CHAIRMAN TRUESDELL said this modification is not just a blanket waive of open space for future developments, each plan would be on a case-by-case basis.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:51 – 8:00)

2-670

CONDITIONS:

Planning and Development

1. **Section 3.2.1(a) shall be amended as follows:** *Landscaping shall be incorporated adjacent to all major and minor arterial public street systems with a minimum landscape buffer of 10', collector streets shall conform to the City Landscape, Wall, and Buffering Standards, unless the buffer area coincides with a master planned City trail alignment location, then the required trail will serve as the required landscaped buffer.*
2. **Section 3.4.2(b) shall be amended as follows:** *A 20' equestrian trail is required along the east side of Hualapai Way.*
3. A General Plan Amendment to amend the trail alignment shall be approved prior to the submittal for a Final Map Technical Review for any development within the Grand Teton Village Master Development Plan Area.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 21 – MOD-1730

CONDITIONS - Continued:

Planning and Development

4. **Section 3.5.3 shall be amended as follows:**

Building setbacks for the Grand Teton Village Master Development Plan shall be as follows:

Low Density Residential (5.5 dwelling units per acre)

The front yard setback shall be a minimum of twelve-feet (12') to the house, porch or side-load garage, a front-loaded garage shall be setback a minimum of eighteen-feet (18'), the side setback shall be a minimum of five-feet (5'), a corner-side setback of ten-feet (10'), and the rear setback shall be a minimum of ten feet (10').

Medium-Low (8 dwelling units per acre)

Single Family Residential

The front yard setback shall be a minimum of twelve-feet (12') to the house, porch or side-load garage, a front-loaded garage shall be setback a minimum of eighteen-feet (18'), the side setback shall be a minimum of five-feet (5'), a corner-side setback of ten-feet (10'), and the rear setback shall be a minimum of ten feet (10').

Cluster Development (attached by at least one common wall)

The front yard setback shall be a minimum of two-feet (2') to the house or porch, the garage shall be setback a maximum of five-feet (5') or eighteen feet (18') or greater, the side yard setback shall be zero-feet (0') on one side and eight-feet (8') on the opposite side, and the rear yard setback shall be four-feet (4'). These cluster units are to be accessed by a minimum 24-foot private drive that is platted as a common lot. A cluster pod may not exceed a depth over 200-feet.

Medium-Low Attached (12 dwelling units per acre)

The front yard setback shall be a minimum of three-feet (3') to the house or porch, the garage shall be setback a maximum of three-feet (3') or a minimum of eighteen feet (18'), the side setback shall be a minimum of three-feet (3'), and the rear setback shall be a minimum of three feet (3').

Multi-Family Medium (up to 25 dwelling units per acre)

The setbacks shall be 15 feet from the exterior property lines of the development and 10 feet between the buildings.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 21 – MOD-1730

CONDITIONS – Continued:

5. **Section 5.2.2A(a) shall be amended as follows:** The project association will restrict vehicular parking on any private street *36-feet in width or less* within the development. The project association shall be responsible for signage and enforcement of parking restrictions.
6. **Section 5.2.2A(b) shall be amended as follows:** *Each single-family unit shall have a minimum of two off-street parking spaces that must be located on the same site as the use which they serve. Tandem parking spaces shall only count as one parking space.*
7. **Section 2.3.5, 5.2.3, and 6.1 shall be amended as follows:** ***Common Open Space and Residential Amenities:*** *Neighborhood open spaces/pocket parks shall be built within residential communities to provide passive and active grass play areas as required by the City of Las Vegas. A total of 3.8 acres of open space shall be built within the residential communities and shall be distributed proportionately across the 125 acres of residential property within the master plan. However, if a development is deficient in open space, the master developer shall build a portion of the 10-acre neighborhood park that is proportionate to the amount of open space that the development is deficient. The park space would be in addition to the 6 acres of the 10-acre neighborhood park that is already required by the Grand Teton Village Master Plan. The affected applicant shall provide the Planning and Development Department with a written agreement with the Master Developer stating their intent to construct the additional park area. This agreement shall be submitted to the satisfaction of the Planning and Development Department, prior to the submittal of a Final Map Technical Review.*

In addition, the Master Developer will develop a total of 2.12 acres of multipurpose trails along Hualapai Way and Grand Teton Drive and will also be responsible for construction of 6 acres of the 10-acre neighborhood park as shown on the plan. Any perimeter landscape buffer in excess of that required by the City's Landscape, Wall, and Buffering Standards along public rights-of-way may be credited toward the development's open space requirements.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 21 – MOD-1730

CONDITIONS – Continued:

8. The applicant shall provide the Planning and Development Department with full copies of the amended plan documents within 30 days of the final approval by the City Council.

Public Works

9. Driveways shall be less than 5 feet in length or greater than 18 feet in length along the shortest distance from the face of the garage door to the back of sidewalk, or to the back of curb if no sidewalk is to be constructed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1699 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.0 acres adjacent to the south side of Gilcrease Avenue, approximately 330 feet west of Grand Canyon Drive (APN: 125-18-201-003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 22 [ZON-1699] and Item 23 [SDR-1702] to the 3/13/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 3/13/2003 Planning Commission meeting. The reason for the abeyance request is that the Department of Public Works is coordinating a charette on 3/3/2003 that involves roadway alignments and right-of-way widths of some of the major highways in the northwest area of the city. This project may be impacted by the results of that charette, so staff is requesting this item be held in abeyance until the 3/13/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 22 – ZON-1699

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He requested this item be held in abeyance.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [ZON-1699] and Item 23 [SDR-1702] was held under Item 22 [ZON-1699].

(6:07 – 6:08)

1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1702 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Site Development Plan Review FOR A PROPOSED 111-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 25.8 acres adjacent to the southwest corner of Grand Canyon Drive and Gilcrease Avenue (a portion of APN: 125-18-201-001 and 125-18-201-002, 003, 004, 005 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 22 [ZON-1699] and Item 23 [SDR-1702] to the 3/13/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 3/13/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 23 – SDR-1702

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [ZON-1699] and Item 23 [SDR-1702] was held under Item 22 [ZON-1699].

(6:07 – 6:08)

1-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1705 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF PERMA-BILT HOMES - Request for a Site Development Plan Review FOR A PROPOSED 59-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.40 acres adjacent to the northeast corner of Farm Road and Hualapai Way (APN: 125-18-201-006, 007 and a portion of 125-18-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 3/13/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 3/13/2003 Planning Commission meeting. Staff has a letter on file requesting an abeyance of this item.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 24 – SDR-1705

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He requested this item be held in abeyance.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:08 – 6:09)

2-230

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1731 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 2.5 acres adjacent to the north side of Gilcrease Avenue, approximately 330 feet west of Grand Canyon Drive (APN: 125-18-101-012), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the Site Development Plan Review for this proposal was held in abeyance earlier in the meeting. However, it was felt the rezoning could move forward to get the 2.5 acres of the overall site rezoned to PD (Planned Development). It is compatible with the PCD (Planned Community Development) designation. Staff recommended approval subject to the conditions and that this item go straight to Ordinance after the 4/2/2003 City Council meeting.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 25 – ZON-1731

MINUTES – Continued:

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:00 – 8:02)

2-980

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 30 feet of right-of-way adjacent to this site for Gilcrease Avenue.
3. Construct half-street improvements including appropriate overpaving, if legally able on Gilcrease Avenue adjacent to this site concurrent with development of this site. Construct two lanes of paved, legal access to this site prior to occupancy of any dwellings within this subdivision.
4. If not already constructed at time of development, construct a public sewer line in Gilcrease Avenue to the west edge of this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 25 – ZON-1731

CONDITIONS – Continued:

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1732 - EL DURANGO, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review FOR A 310-LOT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.8 acres adjacent to the northwest corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-101-008 through 013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zones [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the March 13, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 3/27/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested this item be held in abeyance until the 3/13/2003 Planning Commission meeting. However, staff would like to have this item held in abeyance to the 3/27/2003 Planning Commission meeting because the applicant is submitting revised plans tomorrow and staff feels they need more than two weeks to review those plans and work out any issues.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 26 – SDR-1732

MINUTES – Continued:

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He agreed to have this item held to the 3/27/2003 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:09 – 6:10)

1-250

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1666 - JANICE KRONICK GATH ON BEHALF OF CONCORDIA HOMES - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ADRIENNE LOW, Planning and Development, stated this site is located within the Lone Mountain West Master Plan area. The proposed PD (Planned Development) zone will allow for a development consistent with the development standards of that plan. This conforms to the PCD (Planned Community Development) designation and will result in a 24 lot single-family residential development. Staff recommended approval subject to the conditions. This item will go straight to Ordinance form after the 4/2/2003 City Council meeting.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 27 – ZON-1666

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. During the drainage study phase of this project, it was discovered there was a problem with providing retaining walls along the perimeter of the site. They revised the site plan to include a 20-foot drainage easement. That required the removal of 20 feet from some of the lots. They tried to keep all the lots 55-feet wide, but one lot has been reduced to 49 feet, one to 45 feet, and another to 54 feet. The site plan depicts a minimum lot size of 55' x 100'. The reason for this change is because there would be excessive retaining walls in one portion of the perimeter. Their original submittal included an additional street, which has been removed. The future submittal will include only the required drainage easement. The revised site plan had not been submitted to staff prior to this meeting.

DAVID CLAPSADDLE, Planning and Development, commented that the changes in the revised site plan are minor so this proposal can be approved.

TODD FARLOW, 240 North 19th Street, asked if the open space will be useable. MR. ARMSTRONG said the open space will be useable.

EDDIE DICHTER, Planning and Development, added that there needs to be sufficient access to the open space in the back. Along the north property line between the lot and the wall there needs to be a 10-foot access space.

COMMISSIONER EVANS objected to the fact that staff has not reviewed the revised site plan.

MR. ARMSTRONG suggested that the access could be moved from the north section to between Lots 3 and 4.

CHAIRMAN TRUESDELL felt there are issues with the site plan. He was concerned about the elevation of the retaining wall. The open space needs to be planned a little better. He suggested holding the site plan in abeyance.

COMMISSIONER NIGRO said he was concerned about the access and if the 12,000 square feet is all useable in spite of the retaining wall. This development connects to another development over a utility easement through a trail when it could have been connected to the street on the other side. MR. ARMSTRONG said the main reason that was not done is because this is a gated community.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 27 – ZON-1666

MINUTES – Continued:

COMMISSIONER GALATI felt the open space is awkward in terms of access. There needs to be something to connect the open space out of the subdivision.

CHAIRMAN TRUESDELL added that some types of retaining walls are a hazard for children because they could fall off.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 28 [SDR-1667] for further discussion.

(8:02 – 8:20)

2-1040

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 30 feet of right-of-way adjacent to this site for Stange Avenue, 25.5 feet for the unnamed north/south street along the west side of this site including appropriate right-of-way for a knuckle meeting current City Standards at the southern edge of this site, and dedicate a 15 foot radius on the southeast corner of Stange Avenue and the unnamed street. Dedicate, obtain dedication, obtain an appropriate easement, or provide appropriate documentation to utilize existing Government Patent Easements for the west half of the unnamed north/south street adjacent to the west side of this site. Provide all documents needed to satisfy this condition to the Right-of-way section of the Department of Public Works prior to submittal of a Final Map for this site; if the additional width can not be obtained for any reason, the dedication requirements for the unnamed north/south street along the west side of this site shall increase to 30 feet.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 27 - ZON-1666

CONDITIONS – Continued:

3. Construct half-street improvements including appropriate overpaving, if legally able, on Stange Avenue adjacent to this site and the unnamed north/south street along the west side of this site concurrent with development of this site.
4. Provide public sewer stubs at the northwest and southwest corners of this site at a size, depth, and location acceptable to the City Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
5. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 27 - ZON-1666

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1667 - JANICE KRONICK GATH ON BEHALF OF CONCORDIA HOMES - Request for a Site Development Plan Review FOR A PROPOSED 24-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GALATI – ABEYANCE to the 3/13/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ADRIENNE LOW, Planning and Development, stated this is an extension of a previously approved subdivision south of this site. The lots will face a single private drive with access across a 50-foot wide utility easement, which includes a trail. That will allow the vehicles to access Cliff Shadows Parkway. There will be an emergency crash gate onto Stange Avenue to meet Fire Department requirements. Open space requirements are met. The applicant is required to make a contribution to support development of Park 2 within the Lone Mountain West area, unless the applicant is able to reach an alternative plan with the Park Development Team.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 28 – SDR-1667

MINUTES – Continued:

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

TODD FARLOW, 240 North 19th Street, was concerned about the open space.

EDDIE DICHTER, Planning and Development, added that there needs to be sufficient access to the open space in the back.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 27 [ZON-1666] for further discussion.

(8:02 – 8:20)

2-1000

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1714 - HARBER INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street (APN: 125-26-704-001 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions with Condition 3 amended as follows: –

- Construct half-street improvements, including appropriate overpaving, if legally able, on Tropical Parkway, Bronco Street, and Corbett Street, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The installation of sidewalk and streetlights on both Bronco Street & Corbett Street may be deferred provided a Covenant Running with Land Agreement for the deferred improvements is executed prior to the issuance of any permits or recordation of a map further subdividing this site.

- UNANIMOUS

To be heard by the City Council on 4/2/2003.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 29 – ZON-1714

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ADRIENNE LOW, Planning and Development, stated the density of 1.48 units per acre is compatible with the surrounding existing residential development. It will be a buffer between a recently approved R-PD3 (Residential Planned Development - 3 Units Per Acre) to the north of this site and ranch estate lots to the south of this site. The density is compatible with the General Plan designation and the Rural Preservation Neighborhood requirements. Staff recommended approval subject to the conditions.

MIKE SZYMANSKI, EMS Engineering, 5160 South Eastern Avenue, Suite F, appeared in order to represent the owner of the property. He asked for clarification of Condition 3. DAVID GUERRA, Public Works, said there is a revision to Condition 3 as follows: *Construct half-street improvements, including appropriate overpaving, if legally able, on Tropical Parkway, Bronco Street, and Corbett Street, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The installation of sidewalk and streetlights on both Bronco Street & Corbett Street may be deferred provided a covenant running with land agreement for the deferred improvements is executed prior to the issuance of any permits or recordation of a map further subdividing this site.*

MR. SZYMANSKI noted that there is a problem with the property immediately to the west of this parcel. There are no easements, right-of-way, etc. on that property. They will continue working with Public Works on the half-street improvements.

TODD FARLOW, 240 North 19th Street, asked for clarification on Lot 4. MR. SZYMANSKI said there is a green spot on the map to indicate a house owned by the owner of the entire property.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 30 [SDR-1715] for further discussion.

(8:20 – 8:28)

2-1760

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 29 – ZON-1714

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate overpaving, if legally able, on Tropical Parkway, Bronco Street, and Corbett Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The installation of sidewalk and streetlights on both Bronco Street & Corbett may be deferred if allowed by City Council. If deferral of improvements is allowed, a covenant for the deferred improvements must be provided prior to the issuance of any permits or recordation of a map further subdividing this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 29 – ZON-1714

CONDITIONS – Continued:

prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1715 - HARBER INVESTMENTS, LIMITED LIABILITY COMPANY, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 7-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.72 acres adjacent to the east side of Bronco Street, between Tropical Parkway and Corbett Street (APN: 125-26-704-001 and 003), R-E (Residence Estates) and U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ADRIENNE LOW, Planning and Development, stated this development will create seven new lots, but there are two distinct aspects to the development. Six of the lots are going to surround a cul-de-sac with access to Bronco Street. The seventh lot will include an existing single-family dwelling and will maintain access from an existing driveway to Corbett Street. The lot sizes range from 12,000 square feet to 37,000 square feet. Perimeter landscape planters will surround the property and will serve to create a cohesive development. Open space is not required due to the project proposes less than 12 lots.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 30 – SDR-1715

MINUTES – Continued:

Lot 4 contains an existing dwelling and accessory buildings, which will remain. The applicant has also indicated that a private horse stable exists on that lot and the owner would like to retain that use. There is a condition permitting the use of horses as it currently exists.

Staff recommended approval subject to the conditions.

MIKE SZYMANSKI, EMS Engineering, 5160 South Eastern Avenue, appeared in order to represent the owner of the property.

DAVID GUERRA, Public Works, spoke on the half-street improvements.

TODD FARLOW, 240 North 19th Street, asked for clarification on Lot 4.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 29 [ZON-1714] for further discussion.

(8:20 – 8:28)

2-1760

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-17140] to a R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The setbacks for lots located on the private cul-de-sac within this development shall be a minimum of 20 feet to the front of the house, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 10 feet on the corner side, and 20 feet in the rear.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 30 – SDR-1715

CONDITIONS – Continued:

5. Lot 4, as depicted on the approved site plan, shall be subject to R-E (Residence Estate) setback and building height standards.
6. Lot 4, as depicted on the approved site plan, shall be permitted to continue the private horse corral or stable use, which currently exists on the property. The use shall be subject to the conditions set forth in Title 19.04.040 for horse corral or stable (private) within a R-E (Residence Estates) zone.
7. The maximum building height shall be 2 stories or 35 feet, whichever is less.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 30 – SDR-1715

CONDITIONS – Continued:

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for ZON-1714 and all other subsequent site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ZON-1726 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units Per Acre) on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 31 [ZON-1726] and Item 32 [SDR-1729] to the 3/13/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 31 [ZON-1726] and Item 32 [SDR-1729] be held in abeyance to the 3/13/2003 Planning Commission meeting. Staff has a letter on file from the applicant requesting an abeyance of these applications until the 3/13/2003 Planning Commission meeting.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He requested an abeyance to the 3/13/2003 Planning Commission meeting.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 31 - ZON-1726

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-1726] and Item 32 [SDR-1729] was held under Item 31 [ZON-1726].

(6:10 – 6:11)

1-300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1729 - BUREAU OF LAND MANAGEMENT ON BEHALF OF STANPARK CONSTRUCTION COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 81-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the northeast corner of Grand Canyon Drive and Gilcrease Avenue (APN: 125-18-501-007), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 31 [ZON-1726] and Item 32 [SDR-1729] to the 3/13/2003 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant has requested Item 31 [ZON-1726] and Item 32 [SDR-1729] be held in abeyance to the 3/13/2003 Planning Commission meeting.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 32 – SDR-1729

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [ZON-1726] and Item 32 [SDR-1729] was held under Item 31 [ZON-1726].

(6:10 – 6:11)

1-300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-1698 - CAR SPA WARM SPRINGS VALLEY VIEW - Request for a Variance TO ALLOW A 100-FOOT TALL FLAG POLE WHERE A 40-FOOT TALL FLAG POLE IS THE MAXIMUM HEIGHT PERMITTED at 3650 West Sahara Avenue (APN: 162-05-402-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – Motion for APPROVAL did not carry as it resulted in a tie vote with EVANS, McSWAIN and NIGRO voting NO and TRUESDELL abstaining as he has a business interest with the property owner

This is final action.

MINUTES:

VICE CHAIRMAN QUINN declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated there have been two cases where these flag pole heights have been allowed at Terrible Herbst developments. One flag pole was allowed at 7500 West Cheyenne Avenue that was approved in March of 1996. Also at 11 North Nellis Boulevard there was a Variance approved for a 100-foot high flag pole on 9/18/1996. This site is developed with a convenience store, car wash and auto lube. Sahara Avenue is an established commercial corridor. The height is appropriate for the area. Staff recommended approval subject to the conditions.

JOSEPH GENGO, Car Spa Warm Springs Valley View, 5195 Las Vegas Boulevard South, appeared on behalf of the application. He concurred with the conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 33 – VAR-1698

MINUTES – Continued:

COMMISSIONER McSWAIN commented that staff indicated these flags have been equated with Terrible Herbst, but she felt the American flag is being used for a commercial purpose to cause this business to stand out.

COMMISSIONER EVANS recalled a similar application at a previous meeting where staff had recommended denial. He felt one application cannot be denied and another application approved. MR. CLAPSADDLE responded that each application is looked at on a case-by-case basis. This pole is lower than other poles and it is on the corner of Sahara Avenue and Valley View Boulevard, which is an established commercial corner with R-1 on the southwest piece, but this height would not impact a residential neighborhood. There is a difference in the development pattern.

COMMISSIONER QUINN noted this station had a large flag pole prior to when it was closed.

ROBERT GENZER, Director, Planning and Development, clarified that the Staff Report indicates this type of pole at 100 feet tall has been associated with Terrible Herbst locations, but when staff reviews an application it is not automatically approved at 100-feet tall just because it would be on a Terrible Herbst property.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN QUINN declared the Public Hearing closed.

(8:28 – 8:36)

2-2000

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1689 - MICHELLE ARCHIARDI ON BEHALF OF VIACOM OUTDOOR - Required One Year Review of an approved Special Use Permit [U-0025-96(1)] WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the west side of Rancho Drive, approximately 250 feet south of Alexander Road (APN: 138-02-803-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GALATI – DENIED – Motion carried with GOYNES, QUINN and NIGRO voting NO

NOTE: There was a previous motion by QUINN for APPROVAL subject to conditions that did not carry with TRUESDELL, EVANS, GALATI, and McSWAIN voting NO

This is final action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated this application is for a required one year review for a 40 foot tall, 12 foot x 24 foot billboard on the west side of Rancho Drive. Title 19 requires any off-premise advertising sign to be 300 feet from any residentially zoned property. This billboard is 250 feet from existing residential property to the southwest and 280 feet from existing residential property to the east. Upon site inspection, the off-premise billboard was found to be in good condition, but since it is within 300 feet of residential property, staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 34 – RQR-1689

MINUTES – Continued:

RYAN ARNOLD, 3225-B South Rainbow Boulevard, appeared on behalf of Viacom Outdoor. This site was originally approved for this Special Use Permit in 1996. They have returned for one year reviews ever since. This site has not significantly changed from the original approval.

TODD FARLOW, 240 North 19th Street, asked if it is trash that is shown in the picture on the monitor. The billboard company is receiving revenue so part of it should be used to clean up the property.

COMMISSIONER McSWAIN wondered if it would be appropriate to require a minimum amount of landscaping in conjunction with these signs. She would be in favor of imposing another review on this request. MR. DICHTER responded that a condition could be added to this review. However, there is a condition that the property should be properly maintained. Staff plans to start enforcing that condition. MR. ARNOLD acknowledged that trash is constantly being dumped on this property.

COMMISSIONER GALATI noted that residential has been recently approved adjacent to this property. At this meeting for the Rancho corridor study, the property across the street was master planned for Medium-Low Density Residential. Therefore, there will be changes in this neighborhood.

CHAIRMAN TRUESDELL felt the Department of Neighborhood Services has enforcement powers to keep properties clean, but the applicant has to take the initiative to keep their lot clean.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:36 – 8:44)

2-2450

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1701 - LEVY JEANNE FAMILY TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required One Year Review of an approved Special Use Permit [U-0107-90(3)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2921 West Sahara Avenue (APN: 162-08-501-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED – Motion carried with GOYNES and QUINN voting NO and GALATI not voting

This is final action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated Title 19 indicates that any billboard must be 300 feet away from any residentially zoned property. This sign is located 70 feet from existing residential property. Staff went to the site and found some graffiti on the supporting structure. There is a condition that the sign be painted within 30 days of final approval. If it is not maintained, the City Council has the authority to have the sign removed. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003

Planning & Development Department

Item 35 – RQR-1701

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, appeared on behalf of the application. They have a Work Order written to have the graffiti removed prior to the City Council hearing. They have ordered more equipment so that these signs can be properly maintained prior to appearing before the Planning Commission. They do not mind appearing before the Planning Commission every year. The landowner maintains the property very well. She concurred with staff's conditions.

COMMISSIONER McSWAIN felt some of the billboards should be removed along Sahara Avenue and Charleston Boulevard.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:44 – 8:47)

2-2900

GENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1704 - FERRIS INVESTMENTS, INC. ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review of an approved Variance [V-0026-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN: 162-04-301-008), M (Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – Motion carried with McSWAIN voting NO

To be heard by the City Council on 4/2/2003.

NOTE: COMMISSIONER QUINN disclosed that his office is just outside the notification area, which will not affect his motion or vote on this application.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated Title 19 requires any off-premise billboard sign to be a minimum of 300 feet from any property line that is zoned residential. This sign is approximately 265 feet from R-1 (Single Family Residential) property on the west. That property is located across I-15 and also behind a sound barrier wall. Staff visited the site and the residential property and the sign is visible from the residential development. During the site visit, it was found that the supporting poles are in good shape. On the rear of this billboard is a metal screen that appears to be rusting. Therefore, staff added a condition requiring the metal screening portion to be repainted within 30 days of approval by the City Council. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 36 – RQR-1704

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions. They have already addressed the situation of the rust. This is on the industrial side of I-15. It is separated with I-15 and a barrier wall.

TODD FARLOW, 240 North 19th Street, asked if this property is being maintained. He felt the billboards along the major highways should be special, more imaginative, perhaps with neon.

MR. DICHTER responded that during the site visit, it appeared the landlord is maintaining the property.

COMMISSIONER EVANS said he was inclined to support this application since it is in an industrial area. However, a shorter review period would be more appropriate. There is a lot of revenue generated from these signs and it is unfortunate that they are not more creative. There are interesting signs around McCarran Airport.

COMMISSIONER McSWAIN felt this will add a visual blight along the freeway, even though it is located in an industrial area.

COMMISSIONER NIGRO did not feel it is the City's responsibility in regard to maintenance of the signs and the properties on which the signs are located.

COMMISSIONER QUINN felt this is an appropriate location for this sign being in the M zone and along a freeway.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:47 – 8:55)

3-3000

CONDITIONS:

Planning and Development

1. The Variance shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 36 – RQR-1704

CONDITIONS:

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. The metal screening portion of the sign shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1706 - MORDECHAI YERUSHALMI ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review of an approved Variance [V-0025-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN: 162-04-402-001), M (Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – Motion carried with McSWAIN voting NO

To be heard by the City Council on 4/2/2003.

NOTE: COMMISSIONER QUINN disclosed that his office is in the notification area, but that would have no affect on his motion or vote.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated Title 19 requires off-premise billboard signs to be a minimum of 300 feet from residentially zoned property. In this case, this sign is 272 feet from R-1 (Single Family Residential) property. It is across the I-15 freeway. Staff visited the area across I-15 and the sign was visible from the residential development. The property with the sign appears to be well maintained. The supporting structure shows some signs of fading, so there is a condition that the supporting structure be painted within 30 days of final approval by the City Council. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 37 – RQR-1706

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions. This sign was built before the zoning was changed whereby it had to be 300 feet away from residential property. This is in an industrial area.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:55 – 8:57)

2-3420

CONDITIONS:

Planning and Development

1. The Variance shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.
5. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003

Planning & Development Department

Item 37 – RQR-1706

CONDITIONS – Continued:

6. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RQR-1708 - O'ROURKE FAMILY, LIMITED PARTNERSHIP ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review of an approved Variance [V-0024-88(2)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET, WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW THE SIGN TO BE 730 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1716 South Highland Avenue (APN: 162-04-301-002), M (Industrial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – Motion carried with McSWAIN voting NO

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated off-premise billboard signs are required by Title 19 to be a minimum of 300 feet from a residentially zoned property. In this case, the sign is 267 feet from an R-1 (Single Family Residential) property. This site is across from the I-15 freeway and over a barrier wall. Staff visited the residential site and could see the sign over the wall. Staff also visited this site and the property appears to be maintained adequately. The metal screening portion of the sign shows rusting. Therefore, there is a condition to require that metal screening portion to be painted 30 days after approval by the City Council. Staff recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 38 – RQR-1708

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions. This sign was built before the zoning was changed whereby signs had to be 300 feet away from residential property. This is in an industrial area.

TODD FARLOW, 240 North 19th Street, asked the original reason to have the signs 65 feet instead of 40 feet high. CHAIRMAN TRUESDELL responded that 65 feet would require exposure to more vehicles.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:57 – 9:00)

2-3570

CONDITIONS:

Planning and Development

1. The Variance shall be reviewed in five (5) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
4. Only one advertising sign is permitted per sign face.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003

Planning & Development Department

Item 38 – RQR-1708

CONDITIONS – Continued:

5. The metal screening portion of the sign shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the off-premise advertising (billboard) sign.
6. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SDR-1728 - SANTA FE STATION, INC. - Request for a Site Development Plan Review FOR A PROPOSED 4,700 SEAT AMPHITHEATER on 3.46 acres adjacent to the northwest corner of Lone Mountain Road and Rancho Drive (APN: 125-35-402-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition

MOTION:

McSWAIN – APPROVED subject to conditions and Condition 11 amended to read in the first sentence: Construct *all* incomplete...and an additional condition that the fence shall include CMU decorative columns – Motion carried with EVANS, GALATI and GOYNES voting NO

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated the applicant is proposing a 4,700 seat amphitheater on the corner of Rancho Drive and Lone Mountain Road. There will be a chain link fence with green mesh to go around the property and adequate landscaping around the Rancho corridor and also along the Lone Mountain Road frontage. Staff's understanding is that this will be a temporary type of project to see if it is workable. There is a condition requiring a

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 39 – SDR-1728

MINUTES – Continued:

one-year review from the time occupancy has been approved. Some of the concession stands will be constructed with poles and fabric rooftops, instead of wooden rooftops, which was first proposed. They are also proposing a five-foot stage and behind it will be an area for temporary trucks to deliver materials for the concerts. After the concerts, the trucks will leave the site. There is a condition requiring the site to be kept free of all temporary trailers and equipment except during events. Another condition that staff added would make this request subject to a one-year review. Another condition is that a master sign plan will be required for any signage. Staff is concerned that signs may be put along the chain link fence. All the parking will be in the existing parking garage of the Santa Fe Station. Staff recommended approval subject to the conditions.

JOHN WALTERS, Santa Fe Station, Inc., 3316 Beach Port Drive, appeared on behalf of the applicant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, said he is not enthused about the chain link fence.

SERGE MILLER, 6441 Rancho Santa Fe Drive, appeared in protest. The last 4th of July this establishment had an outdoor concert, which generated a lot of noise. There were approximately 500 people who attended that event. If 4,700 people are going to attend an event in this amphitheater, the sound will be greatly increased. This is unacceptable to the residents in the area.

COMMISSIONER EVANS said he was concerned about the proximity of this amphitheater to residential properties.

COMMISSIONER GOYNES asked who will be operating this amphitheater. MR. WALTERS said the amphitheater will be operated by the Santa Fe Station. They plan to have about ten events a year from April to October in the evenings. They have similar entertainment at Green Valley and Sunset Stations.

COMMISSIONER McSWAIN asked if staff reviewed the impact this amphitheater would have on the area or just looked at the aesthetics. MR. DICHTER responded that staff reviewed the aesthetics, such as the fence, if this property is to be maintained with the temporary type of structures, then a one-year review is necessary to see if it is causing problems for the neighborhoods.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 39 – SDR-1728

MINUTES – Continued:

COMMISSIONER McSWAIN felt this project would only have her approval if there were a one-year review as she wanted to see if it would be an imposition to the neighbors. However, she objected to the chain link fence. MR. WALTERS replied that they will have decorative CMU columns as part of the fence and a dense landscape buffer. They have not held any neighborhood meetings. They did not receive any complaints when they had outdoor events at their other casinos.

COMMISSIONER NIGRO wondered if there was adequate parking at their other casinos for these events. MR. WALTERS responded that they did a parking study for the hotel. DAVID GUERRA, Public Works, noted that there is a condition requiring the applicant to meet with the Traffic Engineering representative to ensure that there is good traffic circulation. He requested Condition 11 be amended to have the beginning of the sentence read: Construct *all* incomplete....

COMMISSIONER GALATI felt that since the Station Casinos have taken over the Santa Fe Hotel, a lot of the problems have been mitigated. However, he wondered why the Santa Fe Station would want to introduce this into the neighborhood when they have become such a good neighbor. He would be more in favor of this if it were centrally located on the site and buffered in a different way.

CHAIRMAN TRUESDELL thought these venues can be a benefit to the adjacent properties and create some community involvement, if they are done right. It is important that there is a review period.

MR. CLAPSADDLE noted that the site plan that staff has does not depict the fence as only a chain link fence. MR. WALTERS said it will be more decorative than an ordinary chain link fence. MR. CLAPSADDLE suggested an additional condition that the fence shall include CMU decorative columns.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:00 – 9:19)

2-3740

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 39 – SDR-1728

CONDITIONS:

Planning and Development

1. The site shall be kept free of all temporary trailers and equipment except during events.
2. This use shall be subject to a one-year review from the time the Certificate of Occupancy is approved.
3. Provide the minimum 10-foot wide landscape planter along the property line adjacent to the Rancho Drive frontage. All street frontage landscape planters shall consist of 24-inch box trees a minimum of 20 feet on center with shrubs and ground cover
4. A Master Sign Plan shall be submitted for approval of the Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for this site.
5. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 39 – SDR-1728

CONDITIONS – Continued:

Public Works

11. Construct any incomplete half-street improvements on Lone Mountain Road and Rancho Drive and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that this site is in a FEMA Flood Zone “AE”.
14. Site development to comply with all applicable conditions of approval for Z-32-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSP-1717 - PECCOLE 1982 TRUST - Request for a Master Sign Plan FOR AN APPROVED 58,040 SQUARE FOOT RETAIL CENTER adjacent to the west side of Fort Apache Road, approximately 600 feet south of Charleston Boulevard (APN: 163-05-110-003), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions and additional condition that signage not include any excessive flashing – **UNANIMOUS**

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that on 2/5/2003 the City Council approved the Site Development Plan Review for this site. Part of that review was to do a Master Sign Plan. They are proposing one freestanding sign along Fort Apache Road that meets the height requirements. The sign will have electronic message units on three sides. The message unit on the east side is located within 135 feet of residentially zoned property. There is a condition to remove the sign on the east side because Title 19 requires a setback of 200 feet from residentially-

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 40 – MSP-1717

MINUTES – Continued:

zoned property to permit an electronic message unit. Along the existing building they are proposing 1,990 square feet of wall signage, which is below what they could have had in a C-1 zone, which would have been 5,156 square feet. As part of the original approval, Condition 2 of the site plan indicated that no lighted signage should face the Paseo area. There is a condition requiring no signage on the south and west elevation of the building. Another condition is that the Master Sign Plan be submitted to the Peccole Ranch Community Association for review. Staff received a letter that the Master Sign Plan has been submitted to them and they have a meeting scheduled for 3/13/2003 to review it. If they have any concerns, staff will bring them to the City Council. Staff recommended approval subject to the conditions.

CLYDE SPITZE, AMEC Engineering, 4670 South Fort Apache Road, appeared on behalf of the applicant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, commented that he was concerned about the flashing of message boards as it is detrimental for some persons' health.

MR. DICHTER felt a condition could be added regarding the message board.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:19 – 9:24)

3-650

CONDITIONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for the Site Development Plan Reviews (SDR-1048) and (SDR-1318) and all other subsequent site-related actions as required by the Planning and Development Department.
2. The electronic message unit on the east sign face of the freestanding ground sign shall be deleted from the request. A 96 square foot sign may be constructed in place of the electronic message unit but may only be interior-lit or lighted with direct white light. The direct lighting fixtures shall be aimed up and/or away from the residential property to the east.
3. No wall signage shall be permitted on the south and west elevations of the retail building.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 40 – MSP-1717

CONDITIONS – Continued:

4. The approved Master Sign Plan shall be submitted to the Peccole Ranch Community Association Design Review Committee for review and acceptance prior to the time application is made for any signs on this site.
5. The colors and materials for the freestanding sign shall be compatible with the building on the site.
6. Conformance to the sign and building elevations as submitted, except as amended by conditions herein.
7. All signage shall have proper permits obtained through the Building and Safety Department.
8. Illumination of signs shall comply with Title 19.14.070 Residential Protection Standards of the Zoning Code.
9. The Freestanding ground sign shall be setback a minimum of five feet from any public right-of-way and all property lines. In addition, the sign shall be set back from any driveway or street intersection so as not to create a sight restriction.
10. Address numbers shall be provided as required by the Planning and Development Department.
11. No temporary signage shall be allowed on the site without the approval of a Temporary Sign Permit from the Planning and Development Department.

Public Works

12. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-1048 and all other subsequent site-related actions.
13. Signs shall not be located within existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SNC-1724 - P N II, INC. - Request for a Street Name Change
FROM: Everest Street and Rivoli Avenue TO: Cupp Drive located north of Grand Teton Drive,
east of Buffalo Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 4/2/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

EDDIE DICHTER, Planning and Development, stated that the streets in question were created in compliance with the requirements of the address ordinance. The code requires the names of streets change when the direction of streets change. In this case, there are three distinct street segments. Therefore, three street names are required by the code. If one street name is changed, the numbers assigned will be out of alignment with the address grid with respect to the 100 blocks. Currently there are two streets going north/south and another street going east/west. The applicant is proposing to make one alignment. Cupp Drive as it exists today will no longer be a north/south street. It will become an east/west street. That will require all permits and addresses

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 41 – SNC-1724

MINUTES – Continued:

in any files to be modified to reflect the new address. The existing clubhouse on Cupp Drive will have an address change. Staff worked on this project in the past trying to get the three separate alignments. Any time there are intersecting streets, at that intersection the street name should change, as well as the direction, and stay with the address grid system. In this case, they are proposing one straight street, which causes problems on selecting addresses and maintaining the new addresses. The applicant will be required to assist and pay to update all the permits in the City with the new addresses. In addition, the fire/rescue and utility companies will have to be notified of any permits or structures that have a new address. The existing street names and addresses have been recorded and are in compliance with the address requirements. Staff recommended denial.

EVAN NES, Pulte Homes, 1635 Village Center Circle, Suite 250, appeared on behalf of this application. The roadway in question terminates at the golf club. Cupp Drive does not have any intersections so it is a continuous drive to the clubhouse. There is only one address on the street, which is the golf clubhouse, and listed as Cupp Drive.

COMMISSIONER McSWAIN felt similar streets that have different names often create confusion.

COMMISSIONER GALATI said he does not want to create any street name confusion for the Fire Department.

CHAIRMAN TRUESDELL felt this is just one street. There would be more confusion by having three streets.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:24 – 9:32)

3-840

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003

Planning & Development Department

Item 41 – SNC-1724

CONDITIONS:

Planning and Development

1. The applicant shall be responsible for making the address change requests as well as updating all permits on record with the Department of Building and Safety. The applicant shall be responsible for paying all fees related with updating the necessary permits on record.
2. The City Council approval of this action will serve as a waiver of the Street Naming and Address Assignments requirements and guidelines contained in Ordinance Number 3744.

Public Works

3. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-1725 - CHARLESTON & MARION PARTNERS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 3,000 SQUARE FOOT CHURCH (JESUS IS LORD FELLOWSHIP CHURCH) adjacent to the west side of Marion Drive, approximately 580 feet north of Charleston Boulevard (APN: 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with Condition 2 amended as follows:

- *Decomposed granite shall be installed upon all areas not covered by building, parking, or landscaping. In addition, within the undeveloped area west of the church, perimeter landscaping shall only be required along the north property line and must be planted prior to the issuance of a Certificate of Occupancy.*

– UNANIMOUS

This is final action.

MINUTES:

ADRIENNE LOW, Planning and Development, stated this request represents the initial phase for a church. The applicant's justification letter states that this is an ideal site due to its long narrow shape as most commercial uses will be unable to use the site. The applicant is proposing a 3,000

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 42 – SDR-1725

MINUTES – Continued:

square foot church with a parking lot and landscaping. Additional plans for future expansion will occur when the church is financially able. The site is surrounded by commercial development on three sides. There are existing residences to the north. The applicant has taken measures to space trees 20 feet on center to buffer the residences from the church and parking lot. The building will meet the Residential Adjacency Standards. The building is at a height of 21 feet. The Residential Adjacency Standards would require that to be set back 63 feet from the property line of the existing homes. This building is currently set back 71 feet. Expansion plans in the future will include a fellowship hall and kitchen. Since the draft Staff Report there has been a change to Condition 2. Staff has added that they would like to meet with the applicant and determine some sort of landscaping on the western portion of the site. Staff would like to see some sort of decomposed granite and landscaping and would be willing to work with the applicant on that request. Staff recommended approval subject to the conditions.

TIM BLISH, 2375 East Tropicana Avenue, Suite 4, appeared on behalf of the applicant. There will be a chain link fence in the middle of the property separating the west undeveloped area from the developed area to prevent children from going onto the property unsupervised. They do not want to landscape the south portion of the property, but are willing to landscape the east area. The only landscaping that would be eliminated would be perimeter landscaping.

COMMISSIONER EVANS wondered if there could be landscaping on the vacant parcel with the intention of being able to build at a later time and maintain the landscaping without having to remove it.

MR. BLISH suggested adding a condition that at the time the vacant portion is developed that full landscaping would be required.

COMMISSIONER McSWAIN felt this is an awkward site and development would be an enhancement for the neighbors. She did not feel there is a need for landscaping on the undeveloped portion since it is not seen from the street.

No one appeared in opposition.

There was no further discussion.

(9:32 – 9:42)

3-1100

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 42 – SDR-1725

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Decomposed granite shall be installed upon all areas not covered by building, parking, or landscaping. In addition, the undeveloped area west of the church to the west property line shall include trees and shrubs. The additional plantings shall be completed prior to issuance of the Certificate of Occupancy for the church.
3. Chain link fencing is prohibited on the perimeter of the site.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 42 – SDR-1725

CONDITIONS – Continued:

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 42 – SDR-1725

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - ABEYANCE - TA-0022-02 - CITY OF LAS VEGAS -
Request to amend a portion of Title 19 in regard to standards for chainlink fencing.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be TABLED.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – TABLED – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to have this item tabled and brought back to the Planning Commission at a later date.

There was no one present to represent the application.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:11 – 6:12)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - DIR-1785 - EL CAPITAN ASSOCIATES, LIMITED LIABILITY COMPANY - Request for a Development Agreement on approximately 15 acres TO ESTABLISH A SET OF DEVELOPMENT STANDARDS FOR AN AREA WITH THE URBAN CENTER MIXED USE (UC-TC) DESIGNATION WITHIN THE TOWN CENTER ZONING DISTRICT adjacent to the southwest corner of Durango Drive and Dorrell Lane (APN: 125-20-201-006, 007, and 008), U (Undeveloped) Zone [SX-TC (Suburban Mixed Use) and UC-TC (Urban Center Mixed Use) General Plan Designations] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
 2. Conditions For This Application
- Staff Report

MOTION:

GALATI – APPROVED subject to condition - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

NOTE: CHAIRMAN TRUESDELL disclosed that he abstained on an earlier item on the agenda that involved property in this notice area, but voting on the standards as it relates to the Town Center Plan has no affect on any other votes.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 27, 2003
Planning & Development Department
Item 44 – DIR-1785

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development, stated that every development in the UC-TC (Urban Center – Town Center) district requires a Development Agreement. That puts the conditions of approval that were done at the time of the Site Development Plan approval for this 274 unit, 12,390 square feet of commercial into the Development Agreement as required by the Plan. Staff recommended approval subject to the condition.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:42 – 9:44)

3-1400

CONDITION:

Planning and Development

1. Conformance to the conditions of approval for General Plan Amendment [GPA-0056-01], Rezoning [Z-0099-01], and Site Development Plan Review [Z-0099-01(1)].



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 27, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, appeared to state that the Council Chambers have been too cold during the meeting. In regard to Item 42, he thought a storage facility was going to be constructed on that property. ROBERT GENZER, Director, Planning and Development, answered that the facility never materialized.

MEETING ADJOURNED AT 9:45 P.M.

Respectfully submitted:

DOREEN ARAUJO, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK